

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

SUBJECT: Master Site Plan, MSP 2-2-02 Pem-Mar Seventh Day Adventist Church/Florida Conference Association of Seventh-Day Adventists, 3375 NW 74 Avenue/Generally located at the northwest corner of NW 74 Avenue and Davie Road Extension.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: MSP 2-2-02, Pem-Mar Seventh Day Adventist Church (CF)

REPORT IN BRIEF: The applicant requests site plan approval for the 6.32 acre site, generally located at the northwest corner of NW 74 Avenue and Davie Road Extension. The proposal is for a Church with Sabbath school, multipurpose hall, Church offices, parking and landscaping.

Development of the site will occur in two (2) phases. The first phase includes the off-site improvements required by the plat, multipurpose hall, and landscaping. The second phase is the Church with Sabbath School, and Church offices. Access to the site is via the 100 foot opening, with a centered landscape island, along NW 74 Avenue. Based on the uses, the overall site is required to have 226 parking spaces, and the site plan shows that 226 parking spaces have been provided.

The site plan shows 103,686.71 square feet (2.38 acres) or 47.5% open space (30% required) for the overall site. The perimeter of the site will be planted with a continuous Green Cocoplum hedge and Mahogany trees. A temporary construction trailer is shown near the southwest corner of the site. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one year. It is noted that the site plan has been modified pursuant to Site Plan Committee's recommendations.

PREVIOUS ACTIONS: None

CONCURRENCES: At the August 13, 2002, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Mr. Engel, to approve based on staff's report; that banding and/or other architectural detail be added to the multi-purpose building; and that the dumpster entrance be 12-foot wide with two 6-foot gates (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following conditions must be met prior to final site plan approval:

1. Approval from the Central Broward Water Control District.
2. Provide a wildlife study, to be conducted by a State certified wildlife professional, and if necessary, apply for a permit from the Florida Fish and Wildlife Conservation Commission to remove any existing ground owl nesting sites.

Attachment(s): Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

| | | | |
|----------------------|--|----------------------|--------------------------------------|
| <u>Owner:</u> | | <u>Agent:</u> | |
| Name: | Florida Conference Association of Seventh-Day Adventists | Name: | Pem-Mar Seventh Day Adventist Church |
| Address: | 655 North Wymore Road | Address: | 15280 SW 47 Street |
| City: | Winter Park, FL 32789 | City: | Miramar, FL 33027 |
| Phone: | (407)644-5000 | Phone: | (954)431-1539 |

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Site plan approval for Pem-Mar Seventh Day Adventist Church.

Address/Location: 3375 NW 74 Avenue/Generally located at the northwest corner of NW 74 Avenue and Davie Road Extension.

Future Land Use Plan Designation: Residential (10 DU/AC)

Zoning: CF, Community Facilities District

Existing Use: Vacant

Proposed Use: Church with Sabbath school (two (2) times per week religious education), multipurpose hall, and Church offices

Parcel Size: 6.32 acres (275,345.1 square feet)

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|---------------|---------------------------------|--|
| | <u>Surrounding Uses:</u> | <u>Surrounding Land Use Plan Designation:</u> |
| North: | St. Bernadette Catholic Church | Community Facility |
| South: | Vacant | Commercial |
| East: | Multi-family dwellings | Residential (16 DU/AC) |
| | San Carlos Plaza | Commercial |
| West: | Ehlinger Apartments | Residential (16 DU/AC) |

Surrounding Zoning:

North: CF, Community Facilities District
South: B-2, Community Business District
East: RM-16, Medium Density Dwelling District and B-2, Community Business District
West: B-2, Community Business District

ZONING HISTORY

Previous Requests on same property: The rezoning, ZB 9-3-93 Pem-Mar Seventh Day Adventist Church, from RM-10 Medium Density Dwelling District to CF, Community Facilities District, with a Declaration of Restrictions limiting the site to church purposes, not to include day care or child care facilities, was approved on December 15, 1993.

The plat, P 9-2-93 Seventh Day Plat, with a note restricting the plat to “35,000 square feet of church use; other church related uses, such as elementary, middle, high school, preschool or day care are not permitted without approval of the Board of County Commissioners”, was approved on December 15, 1993. The plat will expire on April 7, 2003, unless a building permit for a principal building is issued, first inspection approval of said building is achieved, and water lines, sewer lines, drainage, and the rock base for internal roads are installed.

The variance, V 8-1-00 Pem-Mar Seventh Day Adventist Church, reducing the distance separation between houses of worship from 2,500 to 0 feet, was approved on September 22, 2000. Due to complications related to the platting process, site plan approval was not achieved prior to the expiration of the one (1) year time limit on variances.

The variance, V 2-2-02 Pem-Mar Seventh Day Adventist Church, reducing the distance separation between houses of worship from 2,500 to 0 feet, was approved on May 30, 2002.

APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 6.32 acre site, generally located at the northwest corner of NW 74 Avenue and Davie Road Extension. The proposal is for a Church with Sabbath school, multipurpose hall, Church offices, parking and landscaping. The plat restriction of no elementary, middle, high school, preschool or day care use does not preclude the applicant from providing classroom space for two (2) times per week religious education.
2. *Phasing:* Development of the site will occur in two (2) phases. The first phase includes the off-site improvements required by the plat, multipurpose hall, landscaping, with a total 4,577 square feet being constructed. The second phase is the Church with Sabbath School, Church offices, with a total of 11,404.6 being constructed. There is a total of 15,981.6 square feet of structures proposed for the site.

3. *Building:* The site plan shows a stucco covered concrete block structure with standing seam metal roof. The elevations depict a single floor structure with a mean height of 29'-11". The color scheme reflects yellow structure with Patina Green roof and trim.
4. *Access and Parking:* Access to the site is via the 100 foot opening, with a centered landscape island, along NW 74 Avenue. Based on the uses, the overall site is required to have 226 parking spaces. The site plan shows that 226 parking spaces have been provided, including ten (10) handicap and 40 spaces on a stabilized grass surface. The Code allows a maximum of 20% or 47 spaces to be on a stabilized grass surface.
5. *Landscaping:* The site plan shows 103,686.71 square feet (2.38 acres) or 47.5% open space (30% required) for the overall site. The perimeter of the site will be planted with a continuous Green Cocoplum hedge and Mahogany trees. The landscape islands in the parking area have trees consisting of Live Oak, Pink Tabebuia, Gieger Tree, with Bush Lantana ground cover. The landscape island at the access opening and the walkway in front of the Church are shown to be lined with Royal Palm trees. In addition, a variety of plant species have been provided immediately adjacent to the structure.
6. *Temporary Uses:* The site plan shows a temporary construction trailer near the southwest corner of the site. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one year.

Significant Development Review Agency Comments

Drainage: The subject property lies within the Central Broward Water Control District. Final site plan approval shall be contingent upon the applicant gaining approval from the District.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The subject site is located within Planning Area 11. This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes, Ordinances, and the variance V 2-2-02. It is noted that this site may contain nesting sites for ground owls, which are a protected species.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions must be met prior to final site plan approval:

1. Approval from the Central Broward Water Control District.
 2. Provide a wildlife study, to be conducted by a State certified wildlife professional, and if necessary, apply for a permit from the Florida Fish and Wildlife Conservation Commission to remove any existing ground owl nesting sites.
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Site Plan Committee Recommendation

At the August 13, 2002, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Mr. Engel, to approve based on staff's report; that banding and/or other architectural detail be added to the multi-purpose building; and that the dumpster entrance be 12-foot wide with two 6-foot gates (Motion carried 5-0).

Exhibits

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

